111.0	0002	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,100 / 757,100
					USE VALUE:	757,100 / 757,100
					ASSESSED:	757,100 / 757,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		BERKELEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON MARION R
Owner 2:	LARSON CLIFFORD W JR
Owner 3:	
Street 1:	15 BERKELEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARSON CLIFFORD W--ETAL -
Owner 2:	LARSON MARION B -
Street 1:	15 BERKELEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,758 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2944 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6758.000	315,700	5,500	435,900	757,100
Total Card	0.155	315,700	5,500	435,900	757,100
Total Parcel	0.155	315,700	5,500	435,900	757,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 257.17 | /Parcel: 257.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70602

GIS Ref

GIS Ref

Insp Date 11/12/18

!8631!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0002-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	315,700	5500	6,758.	435,900	757,100	757,100	Year End Roll	12/18/2019
2019	101	FV	265,700	5500	6,758.	429,700	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	265,700	5500	6,758.	330,100	601,300	601,300	Year End Roll	12/20/2017
2017	101	FV	265,700	5500	6,758.	311,400	582,600	582,600	Year End Roll	1/3/2017
2016	101	FV	265,700	5500	6,758.	286,500	557,700	557,700	Year End	1/4/2016
2015	101	FV	248,900	5500	6,758.	267,800	522,200	522,200	Year End Roll	12/11/2014
2014	101	FV	248,900	5500	6,758.	246,600	501,000	501,000	Year End Roll	12/16/2013
2013	101	FV	248,900	5500	6,758.	246,600	501,000	501,000		12/13/2012

PRINT

Date	Time
12/10/20	23:10:58

LAST REV

Date	Time
09/05/19	15:18:33

apro

PAT ACCT. 8631

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARSON CLIFFORD	54025-231		12/21/2009	Family		No	No		
	11169-37		7/21/1966		1	No	No		N

USER DEFINED

Prior Id # 1:	70602
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2014	1045	Manual	794		8/21/2014			Replace back door.

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Info At Door	HS	Hanne S
11/26/2008	Meas/Inspect	189	PATRIOT
3/22/2000	Inspected	270	PATRIOT
2/3/2000	Measured	197	PATRIOT
11/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6758		Sq. Ft.	Site		0	70.	0.92	6									435,920						435,900	

Total AC/HA: 0.15514 | Total SF/SM: 6758 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 435,920 | Spl Credit | Total: 435,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.18653548
Const Adj.:	1.00340950
Adj $ / SQ:	125.011
Other Features:	89000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428896
Depreciation:	113229
Depreciated Total:	315668

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

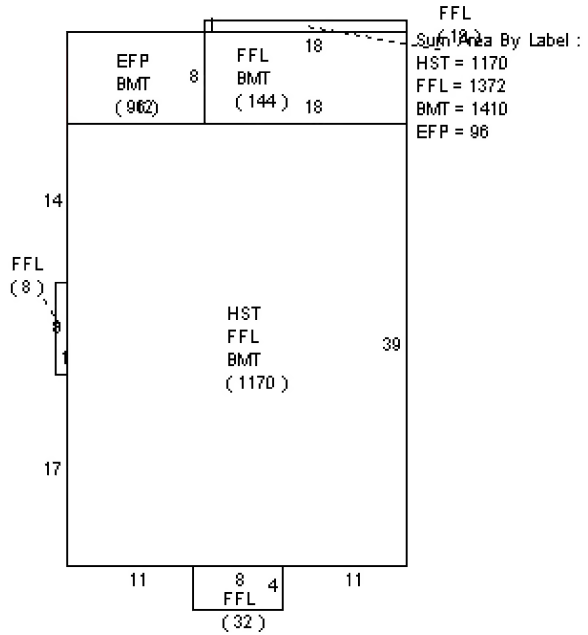
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.01
Special Features:	0	Val/Su Net:	91.16
Final Total:	315700	Val/Su SzAd	161.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,410	63.760	89,895
FFL	First Floor	1,372	125.010	171,515
HST	Half Story	585	125.010	73,131
EFP	Enclos Porch	96	55.770	5,354

Net Sketched Area:	3,463			Total:	339,895
Size Ad	1957	Gross Are	4048	FinArea	2944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

111.0-0002-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1940	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500